



## **APPROVED MINUTES**

### **SUNNYVALE PLANNING COMMISSION**

The Planning Commission met in regular session in the Council Chambers, City of Sunnyvale, 456 W. Olive Avenue, Sunnyvale, CA on **May 9, 2005** at 8 p.m. with Chair Moylan presiding.

#### **ROLL CALL**

Members Present: Chair Chris Moylan; Vice Chair Chuck Hungerford; Commissioner Laura Babcock; Commissioner Jim Fussell; Commissioner Larry Klein; Commissioner David Simons; and Commissioner Brandon Sulser

Members Absent: None

Staff Present: Trudi Ryan, Planning Officer; Gerri Caruso, Principal Planner; Rebecca Moon, Assistant City Attorney; Ryan Kuchenig, Assistant Planner; and Deborah Gorman, Recording Secretary

#### **SCHEDULED PRESENTATION**

None

#### **PUBLIC ANNOUNCEMENTS**

None

#### **CITIZENS TO BE HEARD**

None

#### **APPROVAL OF MINUTES of April 25, 2005**

<p><b>Comm. Fussell made a motion to approve the minutes of April 25, 2005. Comm. Sulser seconded. Motion carried unanimously, 7-0.</b></p>
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## **PUBLIC HEARINGS/GENERAL BUSINESS**

1. **2005-0187 – Ron Dick** [Applicant]: Application for related proposals on a 7,500 square-foot site located at **485 East McKinley Avenue** (near Central Ave) in an R-2 (Low-Medium Density Residential) Zoning District. (Negative Declaration) (APN: 209-11-047) RK **(Continued from April 25, 2005)**

- Rezone from R-2 (Low-Medium Density Residential) Zoning District to R-2/P-D (Low-Medium Density Residential/Planned Development) Zoning District;
- Special Development Permit to construct two single-family homes, and
- Parcel Map to subdivide one lot into two lots

**ACTION:** Comm. Simons made a motion on Item 2005-0187 to recommend to City Council, Alternative 2, to adopt the Negative Declaration and introduce an ordinance to rezone 485 E. McKinley Avenue from R-2 to R-2/PD and approve the Special Development Permit and Tentative Map with modified conditions. The modified conditions include removal of Conditions of Approval 8.F. (membership in a homeowner's association) and 8.J. (Right to Remedy Failure to a Maintain Common Area), addition of language to item 4.E. to include "with an emphasis on large species trees that would be appropriate for the site", and regarding condition 1.F., to exclude the porch space in the calculation of the Floor Area Ratio. Comm. Babcock seconded. Motion carried unanimously, 7-0.

**APPEAL OPTIONS:** Item is not appealable. Item will be considered by the City Council on June 14, 2005 with the recommendations of Planning Commission included.

## **NON-AGENDA ITEMS AND COMMENTS**

- COMMISSIONERS ORAL COMMENTS
- STAFF ORAL COMMENTS

### **City Council Meeting Report**

Ms. Ryan reported that at the April 26<sup>th</sup> meeting, City Council discussed two land use permits that were previously reviewed by Planning Commission. The first was an application for three townhomes at the corner of Beemer Avenue near N. Mathilda Avenue. Planning Commission recommended approval of the application and City Council approved it with the same conditions. The second item was a condominium conversion for a 60 unit apartment complex on Carlisle Way. Council approved the conversion in accordance with the conditions recommended by the Planning Commission.

Council also reviewed on April 26<sup>th</sup> an item not reviewed by the Planning Commission (reviewed by the Heritage Preservation Commission) which was an update on the Outdoor Dining policy for Murphy Avenue. One of the Community

Development Department's Study Issues this year is to work on the visual standards for the streetscape on Murphy Avenue. This study has been broken into smaller pieces, this being the first. Modest changes were made to the policy to clarify the requirements for permits and, to now allow of umbrellas and more variety on table shapes.

There were no planning related items on May 3<sup>rd</sup> Council agenda.

### **Other Staff Oral Report**

Ms. Ryan reported that the City is currently in a recruitment period for Boards and Commissions. The Community Development Department supports four boards and commissions: Planning Commission, Heritage Preservation Commission (several openings), Housing and Human Services Commission, and the Board of Building Code and Appeals. Ms. Ryan especially encouraged anyone interested in working with historic preservation to be sure and apply for the Heritage Preservation Commission. There are also openings on the Arts Commission, the Bicycle and Pedestrian Advisory Committee, the Board of Library Trustees, the Child Care Advisory Board, the Parks and Recreation Commission and the Personnel Board. **The deadline to apply is Friday, May 20 at 5 p.m.** Anyone interested in serving on one of these Commissions should contact the City Clerk's office at (408) 730-7474 for information.

Ms. Ryan stated that two items reviewed by Planning Commission have been appealed. One is a Use Permit and Parcel Map for a condominium conversion of industrial property located on Gibraltar Avenue in the Moffett Park area. The Administrative Hearing Officer denied it and it was brought to the Planning Commission on appeal. The Planning Commission granted the appeal with a 4-3 vote. Two Council members have appealed the Planning Commission approval and the item is scheduled to be heard at the May 17, 2005 City Council meeting. The second item is an appeal of a denial of a 200 sq. ft. addition to a home on Waverly Street. This has been appealed by the applicant and is scheduled to be heard at the June 14, 2005 City Council meeting.

Ms. Ryan also reported that one of the Heritage Resource trees, a large oak tree located at the Cala Center on El Camino Real, is dying. Several arborists have looked at it and agreed that it needs to be removed. Staff is working with the owner.

### **INFORMATION ONLY ITEMS**

Chair Moylan announced that he has decided to be candidate for City Council Seat 2 in the November 2005 election. He stated that he will seek the City Attorney's advice for any issues that could be potential conflicts of interest. He thanked the many people who have given him helpful advice in arriving at this decision and encouraged their continued input in the future.

**ADJOURNMENT**

With no further business, the Commission meeting was adjourned at 8:30 p.m.

Respectfully submitted,

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Trudi Ryan  
Planning Officer